

CALIFORNIA STATE COASTAL CONSERVANCY

1330 BROADWAY, SUITE 1100
OAKLAND, CA 94612
ATSS 561-1015
TELEPHONE 415/464-1015



October 23, 1990

Mr. Ken Chiate
Lillick & McHose
725 South Figueroa Street
Suite 1200
Los Angeles, California 90017

Mr. Roger Wolk
c/o Ken Chiate

Mr. Jonathan Horne
309 Santa Monica Blvd.
Suite 307
Santa Monica, California 90401

Ms. Wendy Watanabe
Levinson & Lieberman, Inc.
9401 Wilshire Blvd. Suite 1250
Beverly Hills, California 90212

Re: Chiate/Wildman Easements
27910 -27920 Pacific Coast Highway, Malibu

Dear Mssrs. Chiate, Wolk, and Horne, and Ms. Watanbe:

It was both helpful and constructive for all of you to meet with me and members of my staff on September 11 to discuss the Conservancy's plans for access development in the Escondido Beach area. The purpose of this letter is to respond to correspondence received from you at that meeting and subsequently, to summarize the outcome of our meeting, and to provide you with such guidance as we are able to aid in your efforts to propose an alternative access project to one that would utilize the dedicated easements over the Chiate/Wolk and Wildman properties.

As I indicated, my staff and I continue to regard that easement as a valuable public asset representing perhaps the best available access route to Escondido Beach, notwithstanding various complications raised in Mr. Horne's letter of the same date and in our conversation. Development and public use of the accessway are, in our view, entirely feasible. We intend to continue in our planning efforts for possible development of the easements and we hope that you will continue to be cooperative in these efforts, at least until some decision has been made whether to proceed, and on what basis.

We are also at the same time exploring opportunities for opening and/or expanding public use at other Escondido Beach sites, specifically the Mintz dedication at 27420 Pacific Coast Highway and the existing public accessway at Escondido Creek. Neither of these sites requires development funding at the level that would be provided under Special Condition 1.b of coastal development permit 5-89-1197 (Edwards) or, presumably, that we would consider an adequate substitute for the relinquishment of your easement. However, each of these sites suffers from a lack of parking space for public users of the accessway. Thus, we would consider favorably any proposals you can make to provide permanent off-street parking (or on-street parking which the California Department of Transportation has committed to this use) for the public at either or both of these locations. These would necessarily have to be in addition to the two spaces which the present owners of

Chiate/Wildman Easements
October 23, 1990
Page two

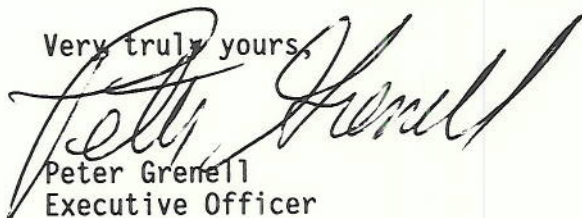
property subject to the Mintz easement are required to provide under conditions coastal development permit A-184-80.

With respect to this possible alternative, two questions were raised: how many parking spaces must be provided, and how close to the relevant accessway must the spaces be? There are, unfortunately, no standard answers to these questions, but we can suggest a few guidelines, with the understanding that we are willing to consider all reasonable proposals, and to take site constraints into account in doing so. Our landscape architect has estimated that 6 to 8 parking spaces could be created over the dedicated parking easement on your properties. An alternative that improves upon those prospects - to compensate for the loss of use of the vertical accessway as well as the parking easement - would merit serious consideration. An attractive alternative would offer a minimum of ten spaces at either or both (collectively) of the currently available sites; the fewer the number of spaces provided, the closer they would need to be to the vertical accessway to be realistically useful.

We also discussed, to some extent, other alternatives that could be explored should the parking alternative fail to produce satisfactory options. I am somewhat reluctant to engage in this sort of speculation before having fully examined the potential prospects for addressing what we perceive to be a very real and critical access need -- the need for parking to serve existing and potential accessways to Escondido Beach. I wish to reserve the ability to consider very carefully any reasonable proposals you can make to provide some significant increment of parking space reasonably close to existing or potential accessways, rather than to forego opportunities by specifying minimum requirements in advance. Similarly, any proposal to provide new access in the area lying between Escondido Creek and the privately-operated public access at Paradise Cove, which is equivalent to or better than access that could be provided using the easement over your properties, would be given the same degree of careful consideration. If despite your efforts and ours, it does not seem possible to augment parking or acquire a substitute accessway, we can discuss possible access opportunities West of Paradise Cove and East of Point Dume, or other alternatives requiring Commission action.

My staff and I look forward to hearing from you.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Peter Grenell", is written over the typed name and title. The signature is fluid and cursive.

Peter Grenell
Executive Officer